



## Broomlee Ashington

- Three Bedroom End Link House
- Double Glazing
- Popular Location
- No Chain
- Council Tax Band: A

**£ 85,000**



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# Broomlee

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing, single radiator.

#### LOUNGE 14'0 (4.27) x 11'11 (3.63)

Double glazed windows to front and side, single radiator.

#### KITCHEN/DINING ROOM 17'5 (5.31) x 10'8 (3.25)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, laminate flooring.

#### UTILITY ROOM 4'10 (1.47) x 8'6 (2.59)

Double glazed window to rear, plumbed for washing machine.

#### FIRST FLOOR LANDING

Loft access, built in storage cupboard.

#### BEDROOM ONE 9'5 (2.87) x 12'0 (3.66)

Double glazed window to front, single radiator.

#### BEDROOM TWO 10'11 (3.33) x 9'6 (2.90)

Double glazed window to rear, single radiator.

#### BEDROOM THREE 7'9 (2.36) x 8'7 (2.62) (max)

#### BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring.

#### FRONT GARDEN

Laid mainly to lawn.

#### REAR GARDEN

Low maintenance garden, paved.

#### SINGLE GARAGE

Attached, up and over door.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: A

EPC RATING: TBC

#### PLEASE NOTE

All appliances/services have not and will not be tested."

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